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ADOPTED 11/24/92



St. Cecilia's House

Prepared for:

BOSTON REDEVELOPMENT AUTHORITY

BOARD MEETING

NOVEMBER 24, 1992

CITY OF BOSTON
RAYMOND L. FLYNN, MAYOR



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DEVELOPMENT TEAM

DEVELOPMENT TEAM

ST. CECILIA'S HOUSE, INC.

PROJECT IDENTIFICATION

Project Name: St. Cecilia's House, Inc.

Address: 108 Kilbarnock Street
Boston, MA

DEVELOPMENT TEAM

Developer: Planning Office for Urban
Affairs, Inc.
25 Union Street
Boston, MA 02108
617/227-2200

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Mr. Robert Verrier

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Environmental
Consultant: Briggs Engineering
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Mr. Anthony Deltufo

DEVELOPMENT TEAM (cont'd)

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Coordinator

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Boston, MA

Ms. Ellen Parker

Energy Consultant

Applied Resources Group
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Brookline, MA 02146

Mr. Richard D'Acquanni



PROJECT DESCRIPTION

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SITE LOCATION AND DESCRIPTION

The proposed St. Cecilia's House development is located in the West Fenway Section of Boston, on the corner of Queensbury and Kilmarnock Streets. The site is vacant and has in the past been used for night clubs and local business uses. At this time, the site is vacant and provides no neighborhood benefit.

PROPOSED DEVELOPMENT PLAN

This plan calls for the initial development of elderly housing units, sponsored by the Archdiocese of Boston and an independent residential care facility for persons with AIDS. These two developments will be designed and built under separate funding sources, yet will be designed together in order to best address the site conditions and the urban context.

The elderly housing portion of this development plan was awarded an 8.5 million dollar fund reservation under the H.U.D. 202 Elderly Housing Program. This allows the development to proceed toward a construction start in Spring of 1993. This building will have 123 apartments for the elderly, 23 of which will be specifically designed to aid those elders who are more frail and in need of services.

This proposal brings together the Archdiocese of Boston's housing development office, the social service agency and the hospital network to deliver all of the social and medical services that will be necessary to meet the needs of those elders who will reside in this building.

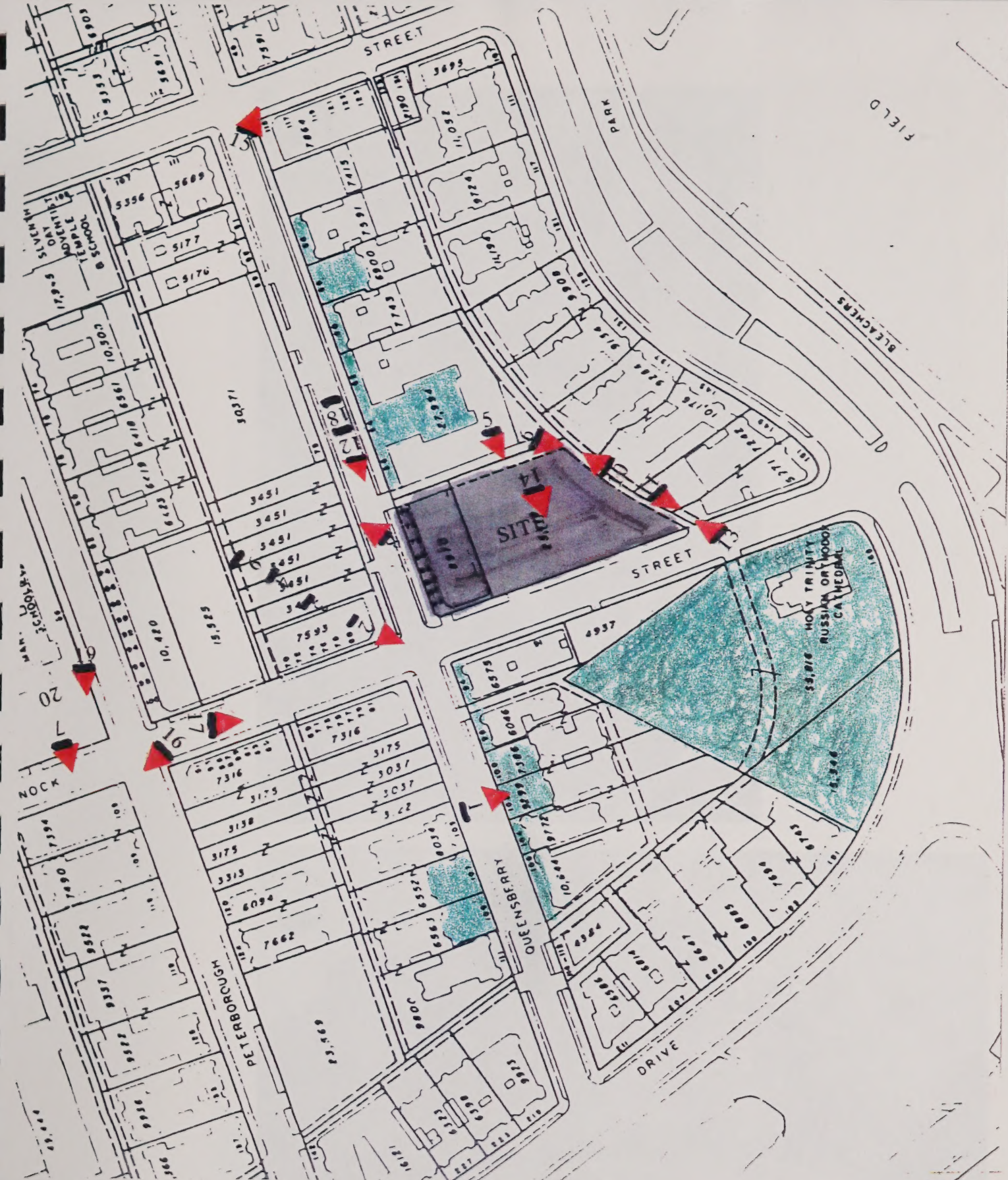
The second of the two buildings is intended to contain 20-25 units of housing for persons with the AIDS virus. At this time, the building has only been schematically designed since the funding sources for this development have not been identified. This development will proceed to construction once the funding sources have been identified.

This overall development plan has been brought to the community in both formal and informal meetings and has been favorably received. The different suggestions put forth by the neighbors regarding setbacks and other design issues have all been addressed and incorporated into the plans presented herein.

The development team has spent considerable time working to make this building part of the neighborhood context. To this end, setbacks have been increased, landscape consultants have been engaged to advise the team, and community spaces, that will serve the local neighborhoods elderly and handicapped population, have been added. This building represents the most sophisticated elderly and handicapped housing model developed to date by the Archdiocese of Boston. The attention to design detail and neighborhood context is an integral part of this process and commitment to the Fenway community.



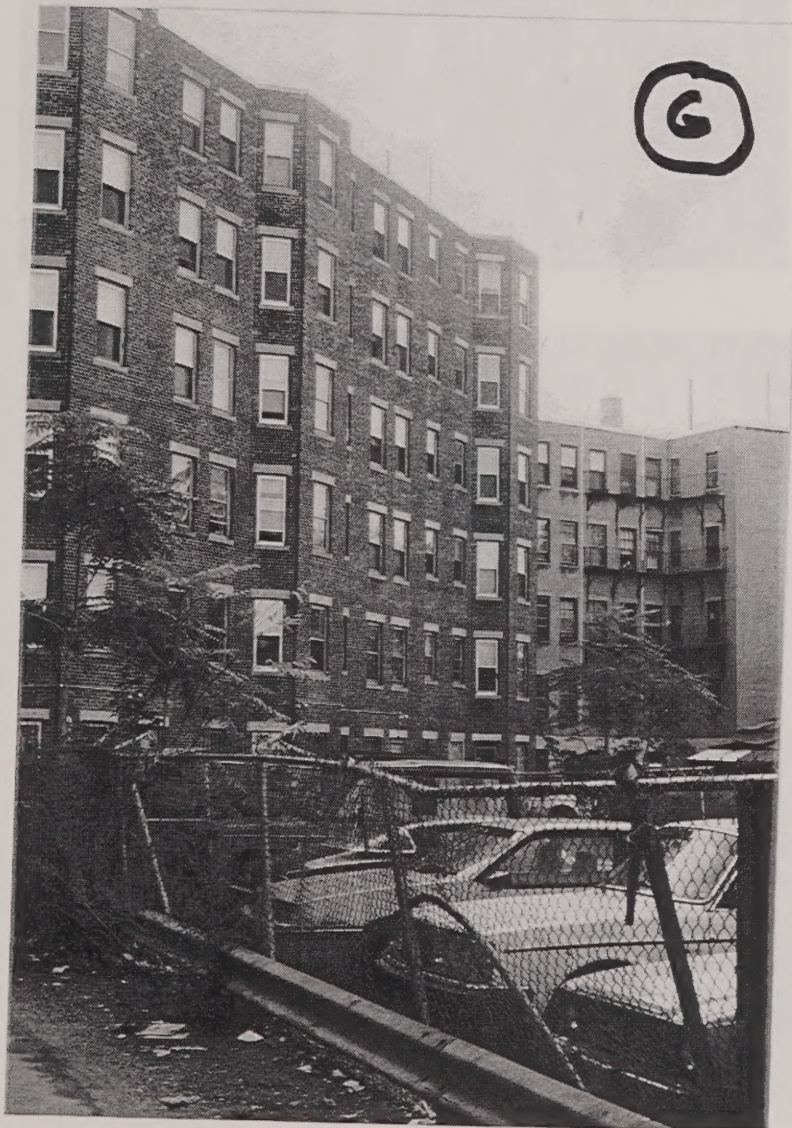
SITE AND
NEIGHBORHOOD
CONTEXT



THE PHOTOGRAPHS TO FOLLOW ARE IDENTIFIED ON THIS MAP BY NUMBER. THEY PROVIDE A NEIGHBORHOOD CONTEXT FOR THE DESIGN ENVELOPE OF THIS PROJECT.























DESIGN SUMMARY

DESIGN SUMMARY

ST. CECILIA'S HOUSE, INC.
108 KILMARNOCK STREET
BOSTON, MASSACHUSETTS
ELDERLY HOUSING UNDER THE SECTION 202 PROGRAM

St. Cecilia's Home has been developed under the HUD 202 Elderly Housing Program and has been designed to meet the cost constraints and modest design requirements set forth under the HUD guidelines. The challenge of the design therefore is to support the historic fabric of the neighborhood, while using materials that are cost effective.

The proposed development includes 123 units of housing. The ground floor plan includes 17 parking spaces and the main vehiclicar drop off entrance, as well as a common community space provided for the neighborhood, mechanical rooms are located within this floor plate. The first floor which has the main pedestrian entrance directly off Kilmarnock Street contains 14 one-bedroom units and a large resident's multi-function space. In the second through sixth floor, there are 17 one-bedroom units and a resident's lounge. The seventh floor consist of an assisted living component which contains 23 studio units with a large living room and dining room area, including a kitchen and public toilet. This floor will serve the frail elderly and be designed to replicate a classic Back Bay apartment with the elevator entering into the large foyer and living room space, providing a very home like environment.

The proposed housing development is situated on the site in order to maximize the east/west orientation and provide as much natural light as possible for the residents. The building holds to the street in similar fashion to most of the other residential buildings in the neighborhood.

The existing site is on the corner of Kilburn Street and Queensbury Street and has been a vacant site for many years. At present, the site is not being utilized. This development will add to and support residential character of the neighborhood and fill in a void in the Kilburn Street facades. The addition of the green space on Queensbury Street will provide a public benefit to the community.

The building's footprint has been set back 12 feet from Kilburn Street in order to provide adequate planting, trees, foundation shrubbery and a fence that will be compatible with other pedestrian details within the neighborhood. The siting of the building has been one of the most critical design elements in the plan and the building as sited reflects a consensus of neighborhood opinion garnered through a series of community meetings.

The landscape plan is being reviewed by landscape architects at this time with a view toward providing as much open space amenity as possible in a limited courtyard. This space is contemplated to act as a "contemplative" garden to benefit both the elderly and persons with AIDS.

It is also the intention of the development entity to contract with an artist to design wrought iron fencing.

The facade materials and color palette of the building have been carefully selected to match the traditional Fenway buildings. The plan is to complement the materials and color scheme with some defining architectural detailing. This will be achieved through brick patterning and cornice detailing, as well as through the use of ornamental fencing and garden enclosures. The facade is organized in a classical fashion with a base which will consist of precast concrete that will be lightly sandblasted to match the limestone in the neighborhood buildings. The first 6 floors will have a brick facade with punched windows and cast stone lintels that will be interrupted by bays reminiscent of the majority of buildings in the area. All materials will be consistent with those of the contiguous buildings. The main entrance on Kilmarnock Street will be edged in precast concrete and will be recessed to provide for a small pedestrian plaza, and more monumental entrance details. At the sixth floor, the bays will terminate with flat seam roofs and a large ornamental cornice which will terminate the brick facade portion of the building. The seventh floor will be set back slightly and be clad in a stucco like material, to reduce the overall height and massing perception of the building.

The site plan submitted reveals a second building facing on Queensbury Street. This building will carry over many of the design features of the elderly building. It will be fronted by a 30'-0" courtyard entry and the walkway between the two buildings will be inviting to public passage with an

artistically designed wrought iron gate for security in the evening hours. At present, this building as envisioned will be 6 stories in height with the top half story dedicated to a large function community room overlooking the courtyard to the rear.

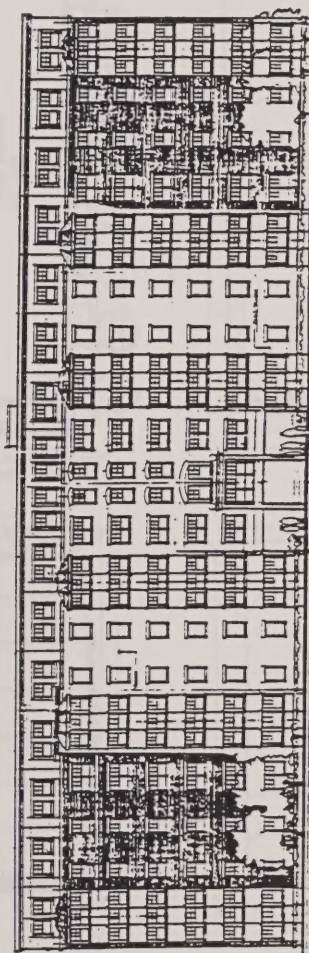
The interior of this building will be designed to meet the needs of persons with AIDS and will therefore be specially provisioned for this population.



DRAWINGS

ST. CECILIA'S HOUSE

1108 KILLMARRINOCK STREET
BRISTOL, ENGLAND MASSACHUSETTS
01010-1010 BRISTOL, MA 01010



SPONSOR
OWNER
ARCHITECT

Roman Catholic Archbishop of Boston, A Corporation Sole
2121 Commonwealth Ave., Boston, MA

St. Cecilia's House Inc.
25 Union Street, Boston, MA 02108

The Architectural Team Inc.
50 Commandant's Way, Chelsea, MA 02150

	1 Bedroom	Studio	Total
Ground			
First Floor	15		16
Second Floor	17		17
Third Floor	17		17
Fourth Floor	17		17
Fifth Floor	17		18
Sixth Floor	17		18
Seventh Floor		2111	21
Total	100	23	123

DRAWYIPIGS

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|---|-----|
| 1 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 2 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 |
| 3 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 |
| 4 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | |



THE UNIVERSITY OF CHICAGO

[illegible]

**The
Architectural
Team**

50 Commandant's Way
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Chelsea, MA 02150
Telephone: 617-889-4402
Fax: 617-884-4329



ST. CECILIA'S
HOUSE

Boston, MA

1990

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Project Name	
Client	
Architect	
Scale	
Date	
Sheet	

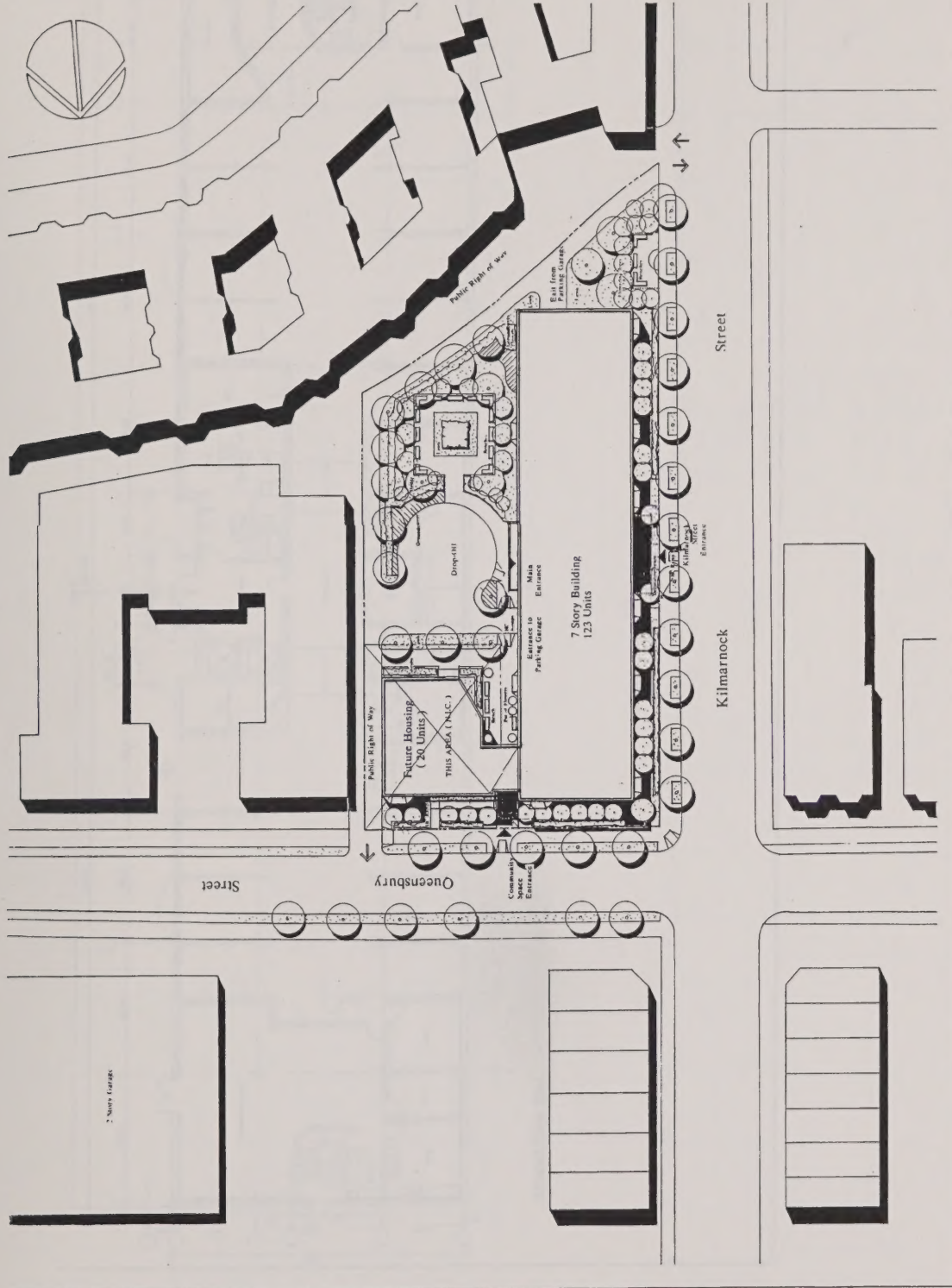
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Client	
Architect	
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ST. CECILIA'S
HOUSE
Boston, Massachusetts

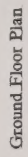
Site Plan

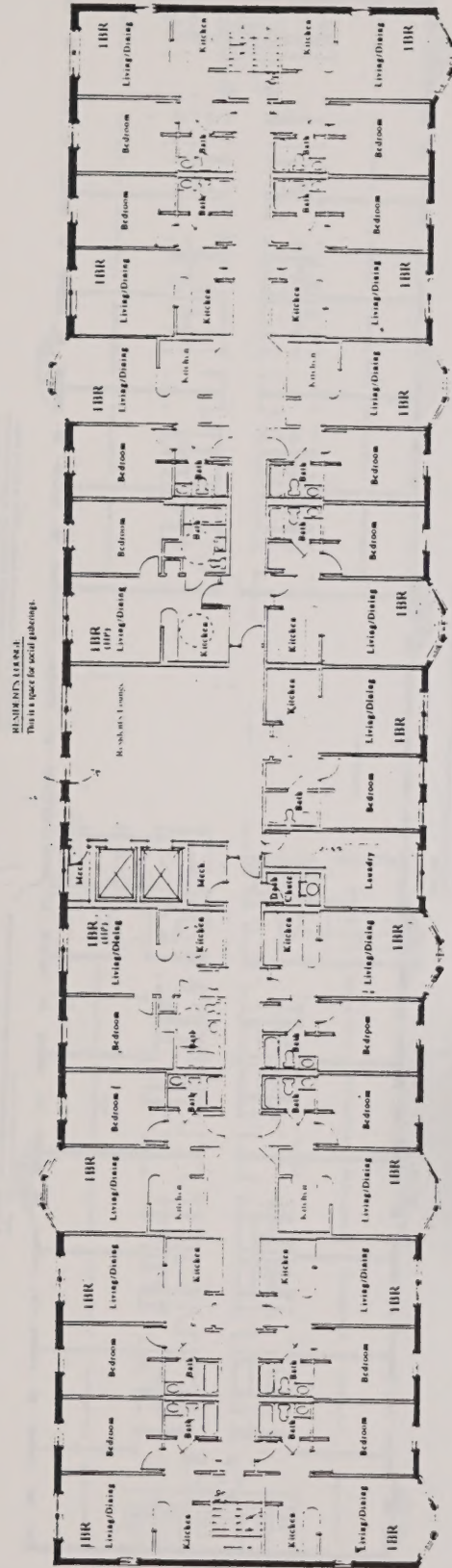
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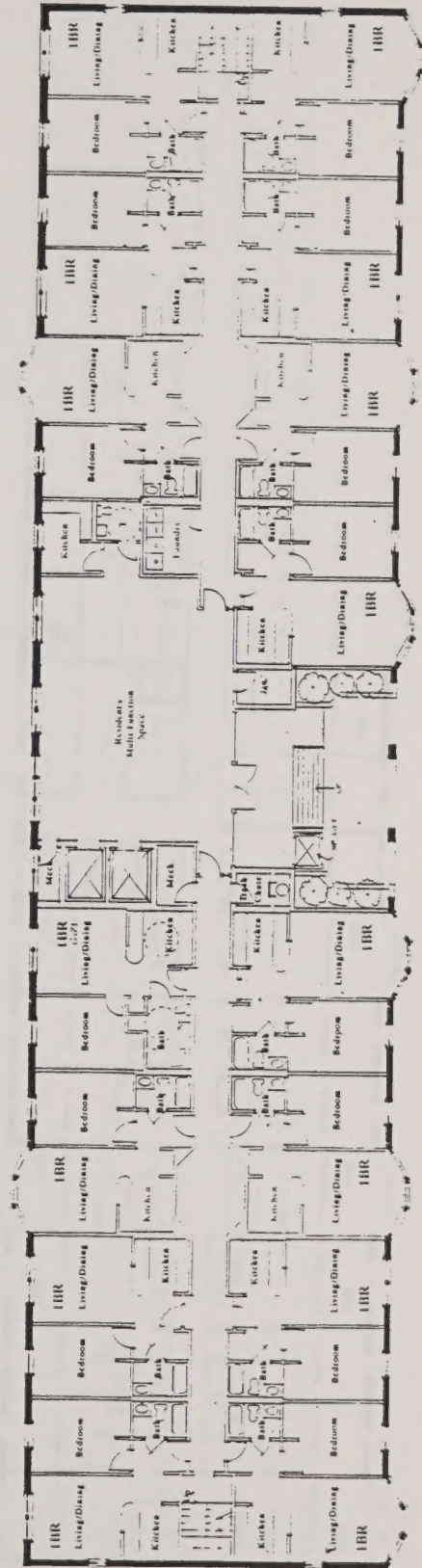


References





Second, Third, Fourth and Fifth Floor Plan



First Floor Plan

LAUNDRY ROOM
A Laundry room is located conveniently on each floor and is fully accessible to all building residents.

Kilmarnock

Street

The Architectural Team

50 Commandant's Way
At Admiral's Hill
Chelsea, MA 02150
Telephone: 617-889-4402
Fax: 617-884-4329



Drawn: _____
Checked: _____
Scale: 1/8" = 1'-0"
Project: _____

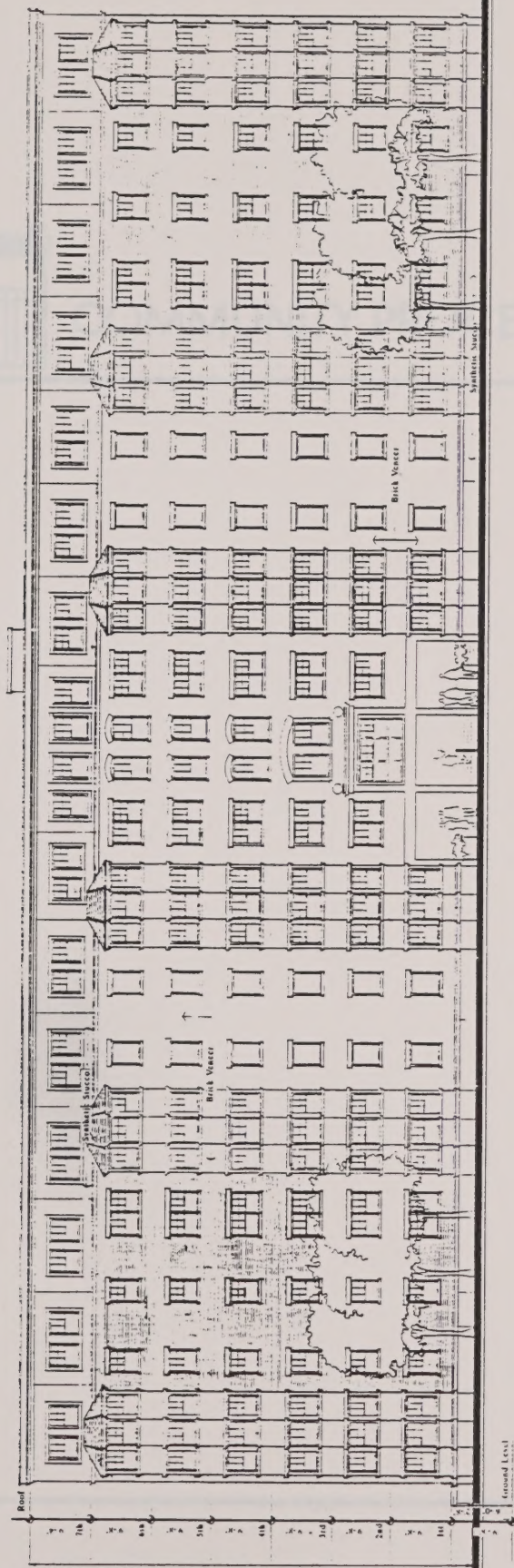
**ST. CECILIA'S
HOUSE**

Boston, MA

Elevation

Sheet Number: _____
Date: _____
Scale: _____
Project Number: _____

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West Elevation
(Kilmarnock Street)



COMMUNITY PROCESS

Community Process

The St. Cecilia's House Development has participated in a community process since its' first application to H.U.D. in 1990. This application required that a series of community support letters be submitted with the application. These letters have been submitted to the BRA Board for their review.

The funds for this development were awarded in the Spring of 1992. The development team proceeded to hold informal community meetings. The first meeting was held on May 21, 1992, in the neighborhood. This meeting was heavily attended. Many questions were raised and concerns about massing and the buildings relationship to the neighborhood context were discussed. A good deal of discussion was had regarding the program design and service components to the development.

Following the community meeting the development team presented the development to the Boston Civic Design Commission. This process included working with the Civic Design Commission to incorporate the changes they requested. This process ended in July with a successful design program intact.

The next community meeting was held on August 18, 1992. The development team responded to the community with the design changes they requested. The development also now includes a large community space for the use of the elderly persons in the neighborhood. This meeting was very successful.

These meetings also discussed in great details the Housing for AIDS component to this development. This component gained a broad base of support from the local residents.

The community meeting process has been covered as well by the local media and meetings have been held with the existing community organizations to get their support for this development. This support has been forthcoming from all of the community organizations and the residents of the neighborhood who have attended the meetings that have been held.

